



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton PE, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

**MEMORANDUM**

Date: September 29, 2015  
To: Holly Phipps, Project Planner  
From: Glenn Marshall, Development Services  
Subject: **Public Works Comments on DRC2014-00065, Nichols CUP, Los Berros Rd., Los Berros, APN 091-053-010 REVISED**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. The proposed project is within the South County Area 2 Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. A drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.
- C. Resolution 2008-152 (Table 2) requires certain frontage improvements if the additional peak hour traffic demand exceeds 10 trips. As the proposed use is less than that, improvements to Los Berros Road are not required.
- D. The sight distance at the existing driveway has been determined by Public Works to comply with the County Improvement Standards. However, it will need to be reconstructed to a B-1e standard.
- E. Per the applicant, it is understood that sharing the project driveway with one of the neighboring parcels is not practical and therefore is no longer recommended by Public Works.

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, the applicant shall secure an Encroachment Permit from Public Works and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The permit is to include:
  - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways.
2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
4. **On-going condition of approval (valid for the life of the project)**, any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be set back at least 75-feet from the nearest edge of traveled way of Los Berros Road.

**Fees**

5. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Area 2 Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

**Drainage**

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
7. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
8. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

**Recycling**

9. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
 Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)

Robert Lewin, Fire Chief

## Commercial Fire Safety Plan

February 20, 2015

### Project Summary

Name: Logan Nichols      Project Number: **PMT#2014-00065**  
 Street Name: 1543 Los Berros City: **Arroyo Grande** State: **Ca** Zip: **93420**  
 Project Description: Tasting room & Wine production building      Phone #: (805)431-0227

☒ This project is located approximately **10** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wild land fires, and **is** designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

### Fire Safety and Evacuation Plans

☒ Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

### Fire Evacuation Plans

☒ Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

### Fire Safety Plans

☒ Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
  - 3.1. The occupancy assembly point.
  - 3.2. The locations of fire hydrants.
  - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
  - 4.1. Exits.
  - 4.2. Primary evacuation routes.
  - 4.3. Secondary evacuation routes.
  - 4.4. Accessible egress routes.

- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
- 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

## **Building Construction requirements and Vegetation Management**

### **Screening and Environmental Considerations**

- ☒ Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- ☒ Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. [www.calfireslo.org](http://www.calfireslo.org) website has several links with recommended planning tools for landscape and fuels management plans.

### **Ignition Resistant Construction**

- ☒ Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

### **Address Requirements**

- ☒ New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** 8 inches high with a minimum stroke width of 0.5 inch (12.7mm).

## **Site Access /Roads/Knox/Exiting**

### **Commercial and Residential Access Road Standards**

- ☒ All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

### **Commercial and Residential Road Grades**

- ☒ The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.
- ☒ All roads shall:
  - Be able to support Fire Apparatus.
  - Provide a vertical clearance of 13'6"
  - Provide a 10 foot fuel modification zone on both sides.

**Commercial**

- ☒ The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- ☒ Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. “No Parking - Fire Lane” signs may be required.
- ☒ Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- ☒ Fire access shall be provided to within 150 feet of the outside building perimeter.

**Driveway Standards**

- ☒ Driveway minimum width in Moderate Fire Hazard Severity zones 10 feet.
- ☒ Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.

**Emergency Access Knox Keys and/or Gate Switches****Structural Access Requirements**

- ☒ All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

**Gate Access Requirements**

- ☒ Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- ☒ Gate must automatically open with no special knowledge.
- ☒ Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- ☒ Gate shall have an approved means of emergency operation at all times. CFC 503.6
- ☒ Gate must be 2 feet wider than the road on each side.
- ☒ Gates must have a turnaround located at each gate.

**Exiting**

- ☒ All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

**Setbacks**

- ☒ A 30-foot building setback from property line required for parcels 1 acre in size or larger.

**Fire Protection Systems Sprinklers Hydrants Alarms****Fire Sprinklers in Structures**

- ☒ This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.
- ☒ Structure complies with the California Wildland Urban-Interface Ignition Resistant Construction Requirements

**Sprinkler System Supervision and Alarms**

- ☒ All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

**Fire Protection Engineer required**

- ☒ A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- ☒ Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

**Private Water System Requirements**

- ☒ ***Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.*** NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.
- ☒ The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

**FDC**

- ☒ The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

**DRAFT System and Hydrant Specifications**

- ☒ **Hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required.** Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the [www.calfireslo.org](http://www.calfireslo.org) website. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

**ALARMS**

**NFPA 72 Alarm systems**

- ☒ ***A centralized interlinked Fire Alarm System is required for this project.*** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

**General Fire Precautions and Signage**

**Portable Fire Extinguishers**

- ☒ Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

**Combustible Waste Material**

- ☒ Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- ☒ Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

**Storage, Stockpiles and Enclosures**

- ☒ Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

**Electrical**

- ☒ Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

**Fire Safety during Construction:**

- ☒ Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

*Inspector*

Inspector

Fire Captain

## SOUTH COUNTY ADVISORY COUNCIL MINUTES FOR THE JANUARY 26, 2015 MEETING

The meeting was called to order at 6:30 p.m. by Chairwoman Sandra Caughell. Dan Woodson led the Pledge of Allegiance and Secretary Elaine Thomas called the roll. The following members were present:

Sandra Caughell	Patricia Duron
Bill Dorland	El-Jay Hansson
Art Herbon	Gary Spelbring
Elaine Thomas	Harry Walls
Dan Woodson	Richard Wright
Vern Dahl. LMUSD	Susan Cholakian

The following members were absent:

Vince McCarthy

Dan Gaddis, NCSD

A quorum was declared.

**Additions or Deletions to the Agenda:** The Nichols property request for a Minor Use Permit will be discussed in this meeting.

A review of several items previously discussed at the SCAC meetings will be discussed.

**Approval of Minutes for the November 24, 2014 Meeting:** El-Jay Hansson moved, seconded by Harry Walls that the minutes be approved. Motion carried.

**Treasurer's Report: Gary Spelbring, Treasurer** reported the following: December, 2014:

Grant Funds	\$1,368.00	Dump Fees	\$895.76
Library	\$ 952.42	Total	\$3,216.18

January, 2015

Grant Funds	\$1,318.00	Dump Fees	
Library	\$ 895.76	Total	\$3,166.18

Art Herbon moved that the Treasurer's Report be approved and filed, seconded by Dick Wright. Motion passed.

**Correspondence:** Chairwoman Sandra Caughell said she had received a letter from Public Works in reference to the traffic light at Camino Caballo

**Consent Agenda:**

**Istar Holliday, Land Use Committee Chairwoman**

1. DRC 2014-00052 Verizon MUP for new antenna at Melichau Rd and North Thompson, Nipomo APN:090-151-0017
2. DRC 2014-00049 Nipomo Group CUP Verizon antenna on Swap Meet sign, 263 N. Frontage Rd., Nipomo - APN 091-328-024
3. DRC 2014 00059 MUP for modification of distance requirement for secondary dwelling, 1446 La Loma Dr. Nipomo, APN 092-447-016

The Land Use Committee examined each of these requests and found them to be compatible with the property as well as the surrounding neighbors. Mrs. Holliday requested the SCAC approve these applications. Art Herbon, moved, seconded by El-Jay Hansson that these items be approved. Motion carried.

**Logan and Jessica Nichols, Nipomo residents** are requesting approval for a Conditional Use Permit for a winery on their property at 1543 Los Berros Rd., Arroyo Grande. In the past 18 years they have a tomato and cucumber farms and are proposing 2.7 acres of wine grapes, .22 acres of orchard and .85 acres of seasonal vegetables. There would be wine tasting on the property, but no party events allowed. This would be a boutique winery with approximately 2500 cases total.

The request for a Conditional Use Permit was compatible with the land and there have been no objections from the neighbors. The Land Use Committee urged approval of this permit. Harry Walls moved, seconded by Bill Dorland that this permit be approved. Motion carried.

**New Business:**

**Mr. Kevin Drabinski, Senior Field Representative aide to California**

**Congressman Katcho Achadjian** Mr. Drabinski said the main issue he would discuss was water issues and he said, "pray for rain." The Northern Sierra snow pack is presently only 30% of normal.

The State of California is working on conservation plans for each County, however Representative Katcho believes local issues should be decided at the local level wherever possible. The State will give a 2 year window for the Counties to comply and if the conservation level is not reached after a reasonable wait-time, a penalty will be attached.